

## **Planning and Zoning Commission Regular Meeting**

### **Minutes**

**June 7, 2006**

#### **1. CALL SESSION TO ORDER**

The June 7, 2006 Regular called meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:04 p.m.

#### **2. ROLL CALL**

Present for roll call were Chairman Al Kosik, Vice Chairman Peter Drapes, Commissioners Sandy Arnold, Dale Austin, Russ Boles, Betty Weeks, David Pavliska, Larry Quick, and Ray Thibodaux. Staff included Jim Stendebach, Planning Director; Susan Brennan, Planning Coordinator; Bernadette Hayes, Senior Planner; Lee Heckman, Planner; Alysha Girard, Public Works, Engineering and Development Services; Aileen Dryden, PARD; Charlie Crossfield, Sheets & Crossfield; and Diane Buck, Planner Tech.

#### **3. APPROVAL OF THE MAY 3, 2006 REGULAR MEETING MINUTES**

**Motion:** Motion by Commissioner Boles, second by Commissioner Pavliska to approve the May 3, 2006 Regular Meeting minutes.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

#### **4. APPROVAL OF THE AMENDED PLANNING AND ZONING COMMISSION 2006-2007 SCHEDULE.**

Ms. Hayes stated the Planning and Zoning Commission 2006-2007 Schedule had two (2) incorrect dates noted in the City Council meeting column. The schedule was amended as follows:

**Delete Current Schedule**  
**July 6, 2006**  
**October 19, 2006**

**Replace with Amended Schedule**  
**July 13, 2006**  
**October 26, 2006**

**Motion:** Motion by Commissioner Boles, second by Commissioner Quick to approve the amended schedule.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

#### **5. CONSENT AGENDA**

- 5.A Consider the Preliminary Plat of Stepping Stone School XV, application no. 2006-005-PP.**
- 5.B. Consider the Preliminary Plat of Teravista Section 32 Subdivision, Phase 1and 2, application no. 2006-006-PP.**
- 5.C. Consider the Revised Preliminary Plat of Warner Ranch, Phase 1, Lot 1, Block D, application no. 2006-002-PP.**
- 5.D. Consider the Final Plat of Bahrami Estates, application no. 2006-018-FP.**

**Items 5.C. and 5.D. were pulled for discussion.**

**Items 5.A. and 5.B. had the following motion:**

**Motion:** Motion by Commissioner Arnold, second by Commissioner Thibodaux to approve the Consent Agenda Items 5.A. and 5.B.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. Abstained: Commissioner Boles. The vote was 8-0.

**5.C. Consider the Revised Preliminary Plat of Warner Ranch, Phase 1, Lot 1, Block D, application no. 2006-002-PP.**

Mr. Heckman reviewed the history of this tract and noted that although this tract was located within the Windermere CCN (Certificate of Convenience and Necessity) service area, water and wastewater service was not readily available. With water and wastewater service available from the City of Round Rock, the owner was currently negotiating with the Windermere Utility Company for a release from their CCN. The following condition and note:

**Condition:** Subsequent final plats cannot be recorded until the wastewater service issue has been resolved. To be implemented via a plat note.

**Add a note to the preliminary plat that reads:** Final Subdivision Plats of land contained within this Preliminary Plat shall not be recorded until Windermere Utility has released the land from their CCN and/or an agreement has been executed whereby the City of Round Rock may lawfully provide wastewater service.

**Motion:** Motion by Commissioner Pavliska, second by Commissioner Austin to approve as conditioned.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**5.D. Consider the Final Plat of Bahrami Estates, application no. 2006-018-FP.**

Mr. Heckman reviewed the background of this tract and noted there was a list of items to be corrected prior to recordation of this plat. Staff recommended approval.

**Motion:** Motion by Commissioner Quick, second by Commissioner Arnold to approve with administrative corrections.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**6. ADDITIONAL PLATS**

**6.A. Consider the Final Plat of Teravista Section 32 Subdivision, Phase 1, application no. 2006-028-FP.**

Mr. Heckman reviewed the details of this plat. He noted with the preliminary plat approved, there were no conditions and staff recommended approval.

**Motion:** Motion by Commissioner Quick, second by Vice Chair Drapes to approve.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**6.B. Consider the Final Plat of Warner Ranch Subdivision, Phase 1, Lot 1B, Block D, Phase 1, application no. 2006-020-FP.**

Mr. Heckman outlined the proposed development and noted a revised plat had been distributed that had been signed and sealed by the engineer. The following plat notes were offered as conditions:

**Add the following plat note:** “An off-site wastewater and water easement shall be recorded prior to or in tandem with the recordation of this plat.” The easement or easements shall be shown with call outs and labeled with the recordation information.

**Add the following plat note:** “This plat shall not be recorded until a wastewater service agreement between Windermere Utility Company and the City of Round Rock has been executed.”

**Motion:** Motion by Commissioner Austin, second by Commissioner Thibodaux to approve with conditions.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**6.C. Consider the Preliminary Plat of Round Rock Retail, Phase 1 & 2, app. no. 2006-004-PP.**

Mr. Heckman outlined the history of the property. Mr. Stendebach noted the owner was in the process of negotiating an agreement with Windermere Utility Company, Inc. to release the tract from Windermere’s service area. With only 2 (two) access points to the adjoining roadways shown on this plat, access easements were discussed. Ms. Girard said this would be handled during the final platting and site plan stages. The following plat notes were offered as conditions:

**Add the following plat note:** “Prior to submittal of Phase 2 Final Plat, the ultimate 25 and 100 year existing and proposed floodplain shall be depicted on the Preliminary Plat and any required easements shall be provided on the Final Plat according to Chapter 8, Subdivision Ordinance.”

**Add the following plat note:** “Final Subdivision Plats of land contained within this Preliminary Plat shall not be recorded until Windermere Utility has released the land from their CCN and/or an agreement has been executed whereby the City of Round Rock may lawfully provide wastewater service.”

**Motion:** Motion by Commissioner Pavliska, second by Vice Chair Drapes to approve with conditions.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**7. TABLED ITEMS NOT REQUIRING PUBLIC HEARING**

The applicant had requested the following items be tabled until the July 12, 2006, meeting:

**7.A. Consider the Final Plat of CR122 at Paloma Lake, application no. 2006-014-FP.**

**7.B. Consider the Final Plat of Paloma Lake Section 17A, application no. 2006-015-FP.**

**7.C. Consider the Final Plat of Paloma Lake Section 17B, application no. 2006-016-FP.**

**7.D. Consider the Final Plat of Paloma Lake Section 18, application no. 2006-017-FP.**

**Motion:** Motion by Commissioner Boles, second by Commissioner Weeks to table the items listed.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

## **8. TABLED ITEMS REQUIRING PUBLIC HEARING**

**The applicant had requested the following items be tabled until the July 12, 2006 meeting.**

### **8.A. Consider public testimony regarding the application filed by CARS-DB4, L.P., to replat 10.00 acres described as Round Rock Nissan Amended Plat, application no. 2006-029-FP.**

Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed. Chairman Kosik noting the developer's request to table this item, he asked if there was a motion to continue the public hearing until the next meeting.

**Motion:** Motion to continue the public hearing until the next meeting by Commissioner Pavliska, second by Commissioner Austin.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

### **8.B. Consider a recommendation to approve the replatting of Round Rock Nissan Amended Plat, application no. 2006-029-FP.**

Chairman Kosik noting the developer's request to table this item, asked if there was a motion to table this item until the next meeting.

**Motion:** Motion to table the item to the next meeting by Vice Chair Drapes, second by Commissioner Boles.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

## **9. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

### **9.A. Consider public testimony regarding the application filed by C.H. Crossley, Sr., C.H. Crossley, Jr., Patsy Crossley, and Calvin & Peggy Moerbe, to zone 41.505 acres and 3.409 acres of land out of the P.A. Holder Survey, Abstract No. 297, situated in Williamson County, Texas, to SF-2 (Single Family – Standard Lot) and C-2 (Local Commercial) respectively, application no. 2006-005-Z.**

Ms. Hayes reviewed the details of the original zoning application. The applicant proposed single family residential and neighborhood commercial zoning which is compatible with the General Plan and is appropriate for the area. Staff recommended approval. Ms. Jana Rice, Project Manager, Cunningham Allen, noted they had been able to meet with some of the surrounding neighbors and had been able to work out neighbors concern.

Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed.

### **9.B. Consider a recommendation to approve the zoning of 41.505 acres and 3.409 acres to SF-2 (Single Family – Standard Lot) and C-2 (Local Commercial) respectively, application no. 2006-005-Z.**

With Arterial A bordering the western boundary of this tract, there were questions on the completion of that roadway. Mr. Stendebach stated that the County may obtain funding for design and construction through their November bond election but completion would take another 2 – 3 years.

**Motion:** Motion to approve by Commissioner Weeks, second by Commissioners Boles.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**9.C. Consider public testimony regarding the application filed for the approval of The Preserve at Dyer Creek Concept Plan, application no. 2006-001-CP.**

Mr. Heckman noted that minor administrative changes had already been incorporated into the mylar that were not shown on the copies distributed in the meeting packet. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed.

**9.D. Consider a recommendation to approve The Preserve at Dyer Creek Concept Plan, application no. 2006-001-CP.**

Street layout and overall circulation within this development was discussed. The developer considered existing trees and slowing or discouraging cut-through when designing the street layout. Also the offsite easement required to be in place prior to recordation of the final plat was to provide wastewater service to this tract.

**Motion:** Motion to approve by Commissioner Boles, second by Commissioners Drapes.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**9.E. Consider public testimony regarding the application filed by Grae Round Rock, Ltd., to zone 17.66 acres of land out of the Memucan Hunt Survey, Williamson County, Texas, to C-1 (General Commercial), application no. 2006-009-Z.**

Ms. Hayes reviewed the details of this original zoning application. The applicant had requested annexation along with the zoning request for C-1 (General Commercial) which is compatible with the General Plan and is appropriate for the area. Staff recommended approval. Brian Waltman, Bury & Partners was available to answer questions. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed.

**9.F. Consider a recommendation to approve the zoning of 17.66 acres to C-1 (General Commercial), application no. 2006-009-Z.**

**Motion:** Motion to approve by Commissioner Boles, second by Commissioners Drapes.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**9.G. Consider public testimony regarding the application filed by Grae Round Rock, Ltd., to replat 1.48 acres described as a portion of Lots 1 and 4, of the Henderson Tract Subdivision, application no. 2006-011-FP.**

Mr. Heckman reviewed the details of this replat request and noted that the only condition for approval had been eliminated with the approval of the preliminary plat for this tract. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed.

**9.H. Consider a recommendation to approve the replatting of a portion of Lots 1 and 4, of the Henderson Tract Subdivision, application no. 2006-011-FP.**

The associated zoning and preliminary plat items were discussed in relation to the replat request. There were also concerns about an off-site access easement.

Condition: Add to note 6: The offsite access easement is to be recorded prior to or in tandem with the recordation of the final plat.

**Motion:** Motion to approve by Commissioner Pavliska, second by Commissioners Thibodaux.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**9.I. Consider public testimony regarding the application filed by Corridor Realty Corp., to replat 6.910 acres described as Lot 4A of the Replat of Lot 4, Corridor Park I Subdivision, application no. 2006-021-FP.**

Mr. Heckman reviewed the history of this tract and noted the replat would divide the existing lot into two lots to facilitate the sale of one the buildings. Staff recommended approval. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed.

**9.J. Consider a recommendation to approve the replatting of Lot 4A of the Replat of Lot 4, Corridor Park I Subdivision, application no. 2006-021-FP.**

**Motion:** Motion to approve by Commissioner Arnold, second by Commissioners Austin.

**Vote:** AYE: Commissioner Thibodaux, Commissioner Pavliska, Commissioner Austin, Commissioner Boles, Commissioner Weeks, Commissioner Quick, Commissioner Arnold, Chairman Kosik and Vice Chairman Drapes. The vote was 9-0.

**Commissioner Comments**

- Commissioner Boles – Bid farewell to the group.
- Commissioner Retreat – Tentatively set for Tuesday, August 29, 2006.
- Commissioner Quick said he would not be able to attend the July meeting.
- Commissioner Austin would like to look into electronic transmission of the P&Z meeting packet.
- Commissioner Quick – Public access to commissioners. Possible to have a CORR email address?

**10. ADJOURN**

There being no further discussion, the meeting adjourned at 8:08 p.m.

**Respectfully Submitted,**

**Diane Buck**

**Planner Tech**